

1345.4 - SA Stats, Jul 2008

Previous ISSUE Released at 11:30 AM (CANBERRA TIME) 29/07/2008

Summary

Contents

NOTE: The topic 'Price Indexes' was re-issued on 1st August 2008. The only change that was made was an amendment to the title of the second graph within the 'Consumer Price Index' section.

CONTENTS



Feature Articles

New Dwelling Approvals in South Australia



Demography

Includes: **Estimated resident population, Components of population change**
South Australia's population increased 1.0% for the year ended 31 December 2007.



Labour Force

Includes: **Contents, Job vacancies, Employed persons, Unemployment, Participation rate**
South Australia's unemployment rate increased to 4.9% in June 2008.



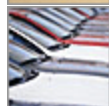
Incomes

Includes: **Average weekly earnings**
Average weekly earnings for South Australian males increased 5.8% in the year to February 2008, while female earnings increased 2.1%.



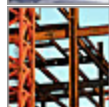
State Accounts

Includes: **State accounts, Household final consumption expenditure (HFCE)**
South Australia's State Final Demand increased 1.1% in the March quarter 2008.



Consumption

Includes: **Retail trade, New motor vehicle sales**
South Australia's retail turnover increased 0.6% in May 2008.



Investment

Includes: **Private new capital expenditure, Mineral and petroleum exploration expenditure**
For the first time since March quarter 1993, South Australia's expenditure on Buildings and structures exceeded that on Equipment, plants and machinery in the March quarter 2008.



Construction

Includes: **Building approvals, Construction work done**
The total number of dwelling units approved in South Australia increased 2.0% from April 2008 to May 2008.



Price Indexes

Includes: **Contents, Consumer price index, Wage price index, House price index**
The price index for established houses for Adelaide rose 21.6% for the year ended March quarter 2008.



Housing Finance

Includes: **Housing finance commitments**
In May 2008, the average home loan commitment for owner occupied dwellings in South Australia was \$192,600.



International Merchandise Trade

Includes: **Exports and Imports**
The value of South Australia's merchandise exports increased to \$1,197m in May 2008 (up 42.8% from May 2007).



Water

Includes: **Rainfall, Reservoir levels**

The Bureau of Meteorology reports total water storage in Adelaide's reservoirs was at 44% of capacity at the beginning of July 2008.

In this issue

NOTES

FORTHCOMING ISSUES

ISSUE

August 2008
September 2008
October 2008
December 2008

Release Date

26 August 2008
30 September 2008
28 October 2008
18 December 2008

WHAT'S NEW THIS MONTH

Topics which have been updated with new data in this month's issue of **SA Stats** include: Labour Force; Consumption; Construction; Price Indexes; Housing Finance; International Merchandise Trade; and Water. This month's issue of **SA Stats** is the last issue to contain information on Job Vacancies as the Survey of Job Vacancies will not be conducted during 2008-09. This survey may be reinstated in 2009-10.

A new article, 'New Dwelling Approvals in South Australia', is included in this month's **SA Stats**. This article provides an overview of the number of dwellings approved in South Australia from 1998-99 to 2006-07, using data from the Building Approvals Collection and the Census of Population and Housing. It investigates the type of dwellings being approved in South Australia, and the locations which have experienced the greatest growth.

This month's issue of **SA Stats** shows South Australia's retail turnover in May 2008 was \$1,449.9m, a 0.6% increase from April 2008. This was the 10th consecutive month where retail turnover in South Australia grew at a faster rate than the national average.

South Australia's Household Final Consumption Expenditure in the March quarter 2008 was \$10,766m, a 2.1% increase from the December quarter 2007. The Australian estimate for HFCE was \$149,747m in the March quarter 2008, a 1.1% increase from the December quarter 2007. The retail turnover and HFCE estimates indicate that household spending of South Australians during 2008 has been stronger than the national average.

INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or James Inglis on Adelaide (08) 8237 7405, or email sa.statistics@abs.gov.au.

Feature Articles



FEATURE ARTICLES

July 2008	<u>New Dwelling Approvals in South Australia</u>
May 2008	<u>Literacy of South Australians</u>
April 2008	<u>South Australia's Migrant Population</u> <u>South Australia's Ageing Population and the Labour Force</u>
Feb 2008	<u>South Australia's Mining Industry</u> <u>Water Supply in South Australia</u>
Jan 2008	<u>Labour Force Underutilisation and the Underemployed in South Australia</u> <u>Water Use in Agriculture - A South Australian Perspective</u>
2007	
Nov 2007	<u>Sports Attendance in South Australia</u> <u>Recorded Crime - Victims, South Australia, 2006</u>
Oct 2007	<u>Attendance at Cultural Venues and Events by South Australians</u>
Aug 2007	<u>Children's Participation in Cultural and Leisure Activities - South Australia, 2006</u>
Jul 2007	<u>South Australia's big picture: Census highlights the changes in South Australian society</u> <u>Participation in Sports and Physical Recreation Activities - South Australia</u>
May 2007	<u>Health of South Australians - Body Mass</u> <u>Household Use of the Internet in South Australia</u>
Apr 2007	<u>Employment in the Retail Trade Industry in South Australia</u> <u>River Murray - South Australia</u>
Mar 2007	<u>Household Waste Management in South Australia</u>
Feb 2007	<u>Births - South Australia</u>
Jan 2007	<u>Gross Domestic Product and Gross State Product</u>
2006	
Dec 2006	<u>Rainfall in South Australia, South Australian Reservoirs, Water Consumption</u>
Nov 2006	<u>Health of South Australians - Health related actions</u>
Oct 2006	<u>National Regional Profile - New Release, New Features</u>
Sep 2006	<u>Fuel Production and Consumption, Greenhouse Gas Emissions, Land Use Change and Forestry</u>
Aug 2006	<u>Health of South Australians - Health Risk Behaviours</u> <u>The South Australian Grape Industry</u>
Jul 2006	<u>Use of IT By Australian Businesses</u> <u>Household use of the Internet in South Australia</u>
May 2006	<u>Health of South Australians - Health Status</u>
Apr 2006	<u>International Trade in Services</u> <u>International Students in South Australia</u>
Feb 2006	<u>Labour Force and Other Characteristics of Migrants in South Australia</u>
Jan 2006	<u>Survey of work in selected Culture & Leisure Activities</u>
2005	
Nov 2005	<u>Household Income in South Australia</u> <u>Household Expenditure in South Australia</u>
Oct 2005	<u>SA Business and Innovation</u> <u>Recent History of Population change in South Australia, 1993-94 to 2003-04</u>
Aug 2005	<u>Average Weekly Earnings</u> <u>Transition from School</u>

Demography



DEMOGRAPHY

ESTIMATED RESIDENT POPULATION

The estimated resident population (ERP) for South Australia was 1,591,900 at 31 December 2007, an increase of about 16,500 persons (1.0%) since 31 December 2006. Nationally, the ERP was 21,180,600 at 31 December 2007, an increase of about 331,900 persons (1.6%) since 31 December 2006.

Estimated resident population, Preliminary data

	Population at end December quarter 2007 '000	Change over previous year '000	Change over previous year %
New South Wales	6 927.0	72.9	1.1
Victoria	5 246.1	82.4	1.6
Queensland	4 228.3	96.9	2.3
South Australia	1 591.9	16.5	1.0
Western Australia	2 130.8	49.5	2.4
Tasmania	495.8	4.1	0.8
Northern Territory	217.6	5.0	2.4
Australian Capital Territory	340.8	4.5	1.3
Australia(a)	21 180.6	331.9	1.6

(a) Includes Other Territories comprising Jervis Bay Territory, Christmas Island and the Cocos (Keeling) Islands.
Source: Australian Demographic Statistics (cat. no. 3101.0).

In 2006-07, the South Australian Statistical Division (SD) with the largest increase in ERP was Outer Adelaide (2.0%) followed by Adelaide (1.1%).

ESTIMATED RESIDENT POPULATION, By Statistical Division, South Australia(a)

	2006		2007	
	Population at 30 June '000	Change over previous year %	Population at 30 June '000	Change over previous year %
Adelaide	1 146.1	1.0	1 158.3	1.1
Outer Adelaide	128.9	2.4	131.5	2.0
Yorke and Lower North	45.6	0.9	46.0	0.9
Murray Lands	69.5	0.5	69.8	0.4
South East	64.6	0.7	65.0	0.5
Eyre	34.8	0.4	34.9	0.4
Northern	78.7	-0.2	79.2	0.6
South Australia	1 568.2	1.0	1 584.5	1.0

(a) Estimates for 2007 are preliminary.

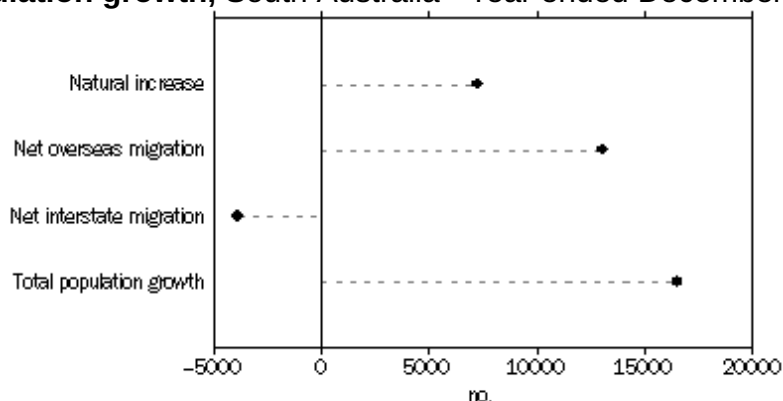
Map of South Australia's Statistical Divisions(PDF 2.44MB)

COMPONENTS OF POPULATION CHANGE

For the year ended 31 December 2007, South Australia recorded a natural increase (i.e. the net of births and deaths) of 7,300 persons. Net overseas migration provided a gain of 13,100 persons in the same period while net interstate migration realised a loss of 3,800 persons.

For the year ended 31 December 2007, Australia recorded a natural increase in population of 147,400 persons; net overseas migration resulted in a gain of 184,400 people.

Population growth, South Australia - Year ended December 2007



Source: Australian Demographic Statistics (cat. no. 3101.0)

Labour Force



LABOUR FORCE

CONTENTS

[Job vacancies](#)

[Employed persons](#)

[Unemployment](#)

[Participation rate](#)

JOB VACANCIES

In original terms, South Australia's total number of job vacancies decreased to about 8,600 in May 2008 from 9,800 in February 2008. The May 2008 vacancies were 15.7% lower than in

May 2007 (10,200). Australia-wide, job vacancies increased to 184,400 in May 2008 from 178,000 in February 2008. Australian job vacancies in May 2008 were 10.8% higher than in May 2007 (166,500).



EMPLOYED PERSONS

In trend terms, the total number of persons employed in South Australia in June 2008 was 778,400, an increase of 500 from the number of persons employed in May 2008 (777,900). The total number of persons employed in Australia in June 2008 was 10,713,300, an increase of 8,500 on the number employed in May 2008 (10,704,800).

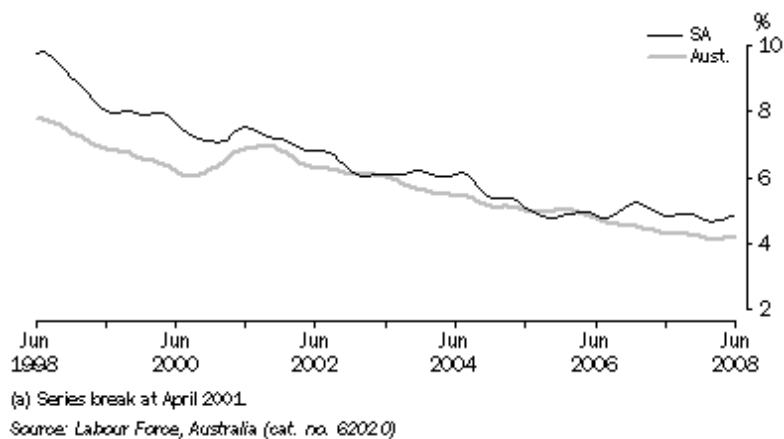


The number of males employed full-time in South Australia in June 2008 was 356,000 (in trend terms), an increase from 355,100 in May 2008. The number of females employed full-time in South Australia in June 2008 was 185,500 (in trend terms), an increase from 184,900 in the previous month.

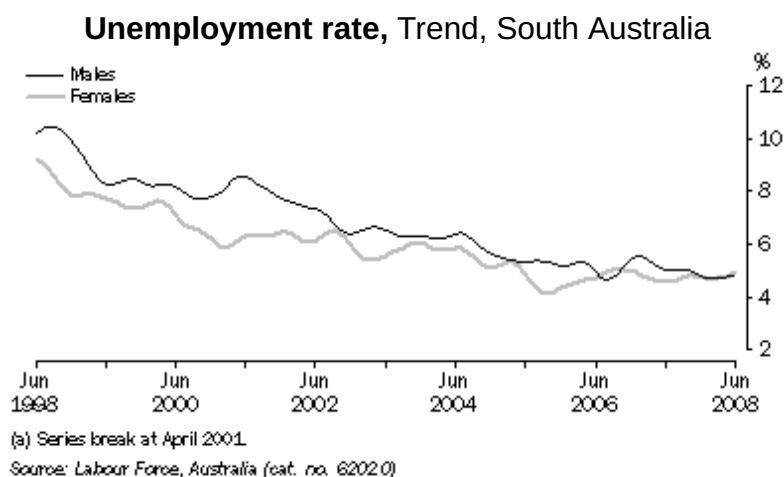
UNEMPLOYMENT

The trend estimate unemployment rate for South Australia increased to 4.9% in June 2008, up from 4.8% in May 2008. Australia's unemployment rate remained steady from May 2008 to June 2008 at 4.2%.

Unemployment rate(a), Trend

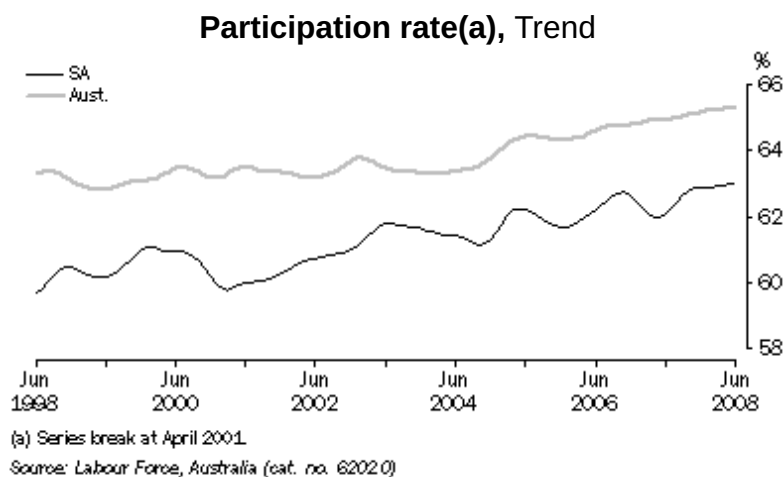


For South Australia, the trend unemployment rate for males remained steady from May 2008 to June 2008 at 4.8%. The trend unemployment rate for females increased from 4.8% in May 2008 to 4.9% in June 2008.

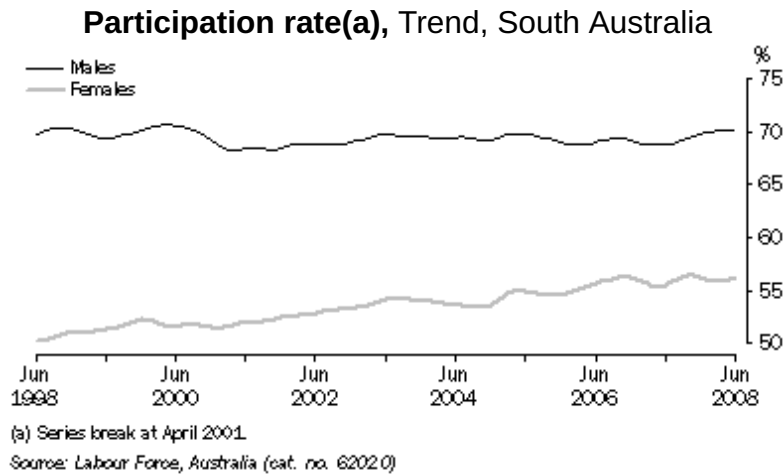


PARTICIPATION RATE

The trend estimate of the participation rate for South Australia in June 2008 was 63.0%, the same as in May 2008. Australia's trend participation rate also remained steady from May 2008 to June 2008 at 65.3%.



For South Australia, the trend participation rate for males remained unchanged at 70.2% in June 2008. The Australian participation rate for males has been consistently higher than that for South Australia, and was steady at 72.5% in June 2008. The participation rate for South Australian females was 56.1% in June 2008, while the Australian female participation rate was 58.3%.



Incomes



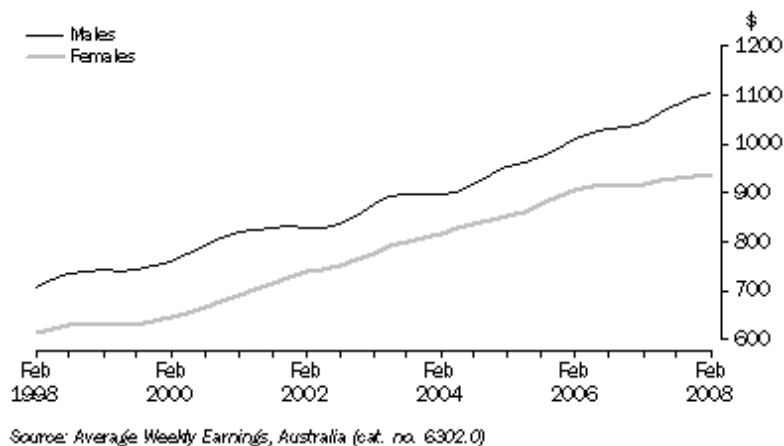
INCOMES

AVERAGE WEEKLY EARNINGS

The trend estimate of average weekly (ordinary time) earnings for full-time adult persons in South Australia increased by 4.4% to \$1,047.40 in the 12 months to February 2008. Nationally, the corresponding increase was slightly more at 4.5% (up to \$1,123.30).

In the 12 months to February 2008, male average weekly earnings increased by 5.8% while female earnings increased by 2.1%. At February 2008, male average weekly earnings (\$1,104.00) in South Australia were 17.7% higher than the corresponding female earnings (\$938.00). Nationally, in February 2008 male average weekly earnings (\$1,190.40) were 18.6% higher than the female earnings (\$1003.60).

Full-time adult ordinary time earnings, Trend, South Australia



For information on the wage price index, please refer to the '[Price Indexes](#)' topic.

State Accounts



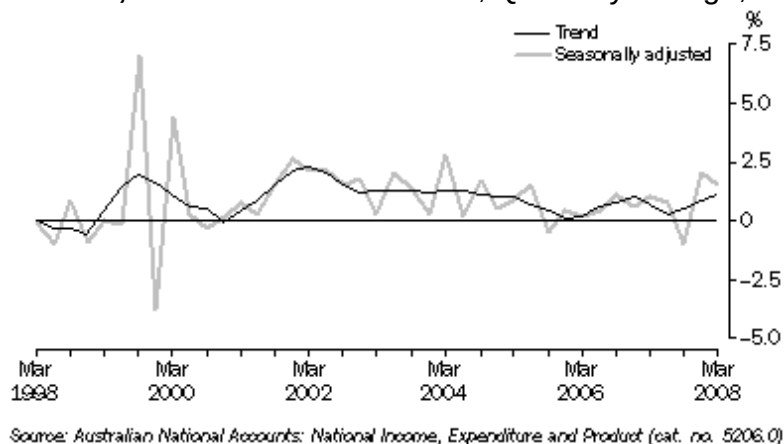
STATE ACCOUNTS

STATE ACCOUNTS

South Australia's March quarter 2008 State Final Demand in chain volume (trend) terms was \$17,889m, a 1.1% increase from the December quarter 2007. This was slightly higher than the increase recorded in Australia's Domestic Final Demand which was up 1.0% to \$269,473m in the March quarter 2007.

Of the other states and territories, the strongest growth for the quarter was reported in Tasmania (up 1.6%), followed by Queensland and the Northern Territory (up 1.3%).

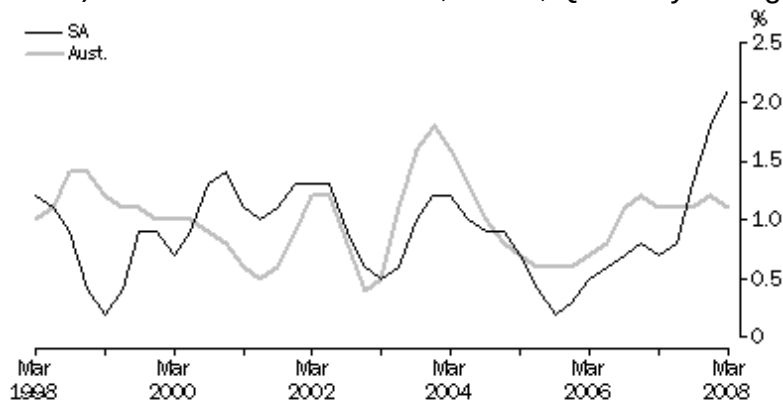
State Final Demand, Chain volume measures, Quarterly change, South Australia



HOUSEHOLD FINAL CONSUMPTION EXPENDITURE (HFCE)

In chain volume (trend) terms, South Australia's March quarter 2008 HFCE was \$10,766m (7.2% of the national total of \$149,747m). This was a 2.1% increase from the December quarter 2007 for South Australia. For Australia, the increase was 1.1%.

HFCE, Chain volume measures, Trend, Quarterly change

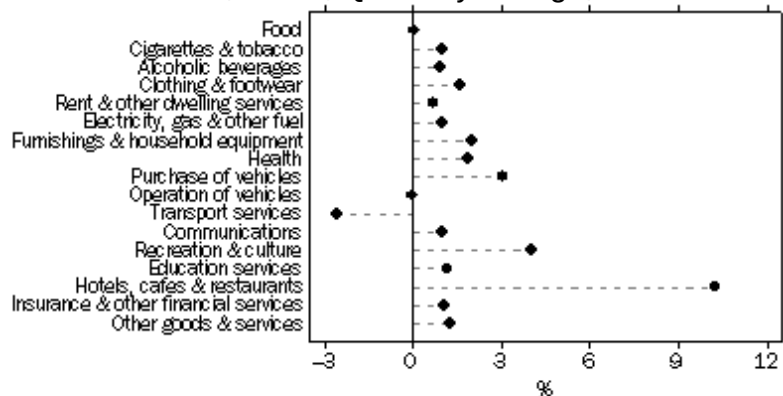


Source: Australian National Accounts: National Income, Expenditure and Product (cat. no. 5206.0)

The largest increases in expenditure in South Australia for the March quarter 2008 were for Hotels, cafes and restaurants (up 10.2% from the December quarter 2007), and Recreation and culture (up 4.0%). Expenditure on Transport services decreased 2.6% over this period.

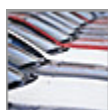
For Australia, the largest increase was for Purchase of vehicles (up 2.2% from the December quarter 2007) followed by Health (up 1.8%). Expenditure on Transport services decreased 0.9% from the December quarter 2007 and the March quarter 2008.

HFCE, Chain volume measures, Trend, Quarterly change, South Australia - March 2008



Source: Australian National Accounts: National Income, Expenditure and Product (cat. no. 5206.0)

Consumption

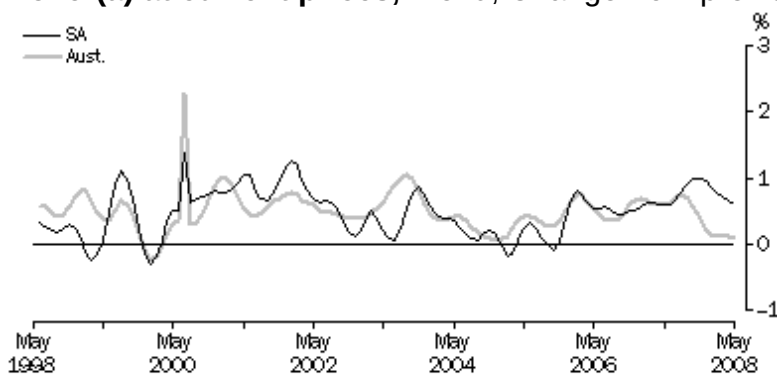


CONSUMPTION

RETAIL TRADE

The May 2008 trend estimate for South Australia's retail turnover was \$1,449.9m, while the estimate for Australia was \$20,171.4m. From April 2008, the increase in turnover for South Australia across all retail industries was 0.6%, while turnover for Australia increased by 0.1%.

Retail turnover(a) at current prices, Trend, Change from previous month

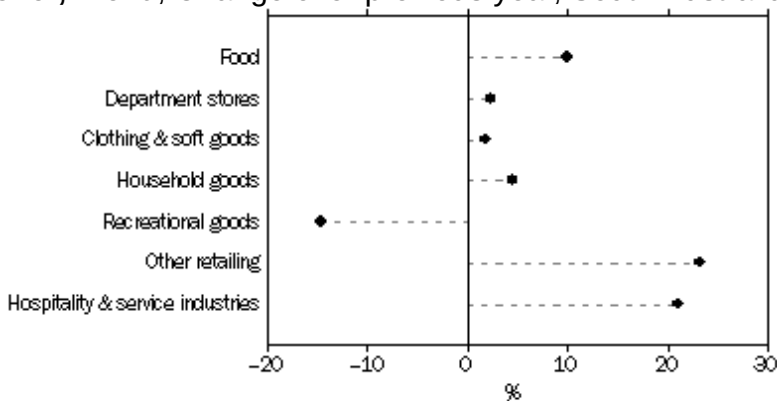


Source: Retail Trade, Australia (cat. no. 8501.0)

Comparing May 2008 with May 2007, the two South Australian industry groups with the largest percentage increases in retail turnover (trend) were Other retailing, rising by 23.2% (to \$151.2m), and Hospitality and service industries, rising by 21.1% (to \$236.3m). (Other retailing includes a number of components of retailing such as Pharmaceutical, cosmetic and toiletry retailing, Watch and jewellery retailing and Garden supplies retailing. For further information on what is included in Other retailing, refer to the **Australian and New Zealand Standard Industrial Classification (ANZSIC) 2006**)

The South Australian industry group which reported the largest decrease in retail turnover (trend) was Recreational goods retailing, which decreased by 14.6% to \$44.7m.

Retail turnover, Trend, Change over previous year, South Australia - May 2008

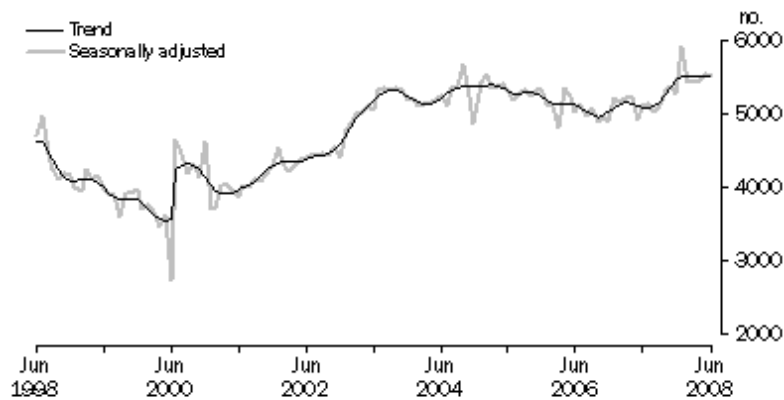


Source: Retail Trade, Australia (cat. no. 8501.0)

NEW MOTOR VEHICLE SALES

In June 2008, 3,378 new passenger vehicles and 5,511 new vehicles in total (in trend terms) were sold in South Australia. Corresponding sales for Australia were 52,014 and 88,460. The trend estimate for total new vehicle sales in Australia has continually decreased since January 2008, while sales in South Australia have remained relatively flat.

New Motor Vehicle Sales, South Australia



Source: Sales of New Motor Vehicles, Australia (cat. no. 9314.0)

Investment



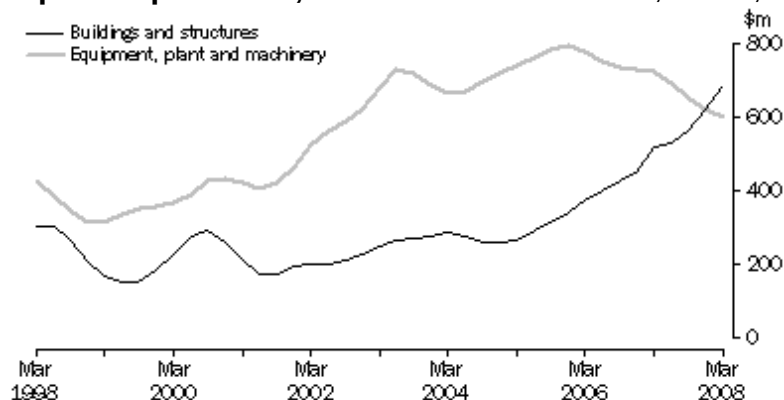
INVESTMENT

PRIVATE NEW CAPITAL EXPENDITURE

Between the December 2007 and March 2008 quarters, the South Australian chain volume (trend) estimate of private new capital expenditure increased by 3.7% to \$1,289m. Expenditure on Equipment, plant and machinery decreased by \$19m (or 3.2%) to \$603m, while expenditure on Buildings and structures increased by \$66m (or 10.6%) to \$686m. This is the first time since the March quarter 1993 that expenditure on Buildings and structures exceeded Equipment, plant and machinery.

Between the December 2007 and March 2008 quarters, private new capital expenditure for Australia increased by 0.4% to \$20,648m. Expenditure on Buildings and structures increased 1.3%, while Equipment, plant and machinery expenditure decreased 0.2% over this period.

Private New Capital Expenditure, Chain volume measures, Trend, South Australia



Source: Private New Capital Expenditure and Expected Expenditure, Australia (cat. no. 5625.0)

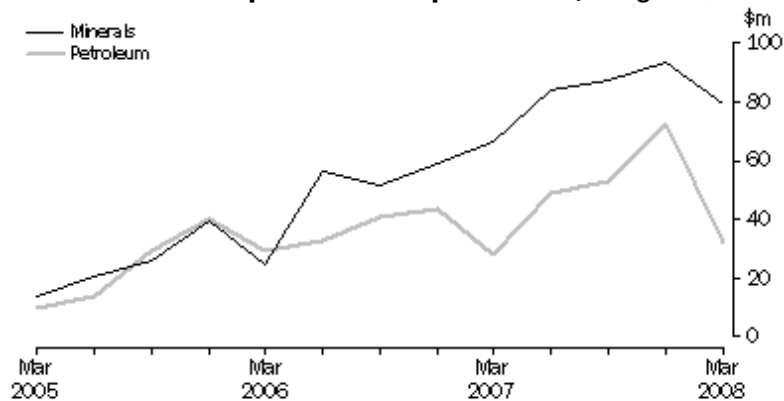
MINERAL AND PETROLEUM EXPLORATION EXPENDITURE

The value of mineral exploration expenditure in South Australia in the March quarter 2008 was \$79.3m (in original terms), down 15.2% from the December quarter 2007. Over the same period, Australian expenditure on mineral exploration decreased 13.1% from \$625.9m in the December quarter 2007 to \$544.0m in March quarter 2008.

The main minerals sought in South Australia in the March quarter 2008 were uranium (\$26.2m exploration expenditure), copper (\$18.6m) and gold (\$15.9m).

Expenditure on petroleum exploration in South Australia in the March quarter 2008 was \$31.8m, down 56.1% from the December quarter 2007. Nationally, expenditure on petroleum exploration decreased 7.9% from \$770.0m in the December quarter 2007 to \$709.4m in the March quarter 2008.

Mineral and Petroleum Exploration Expenditure, Original, South Australia



Source: Mineral and Petroleum Exploration, Australia (cat. no. 8412.0)

Construction



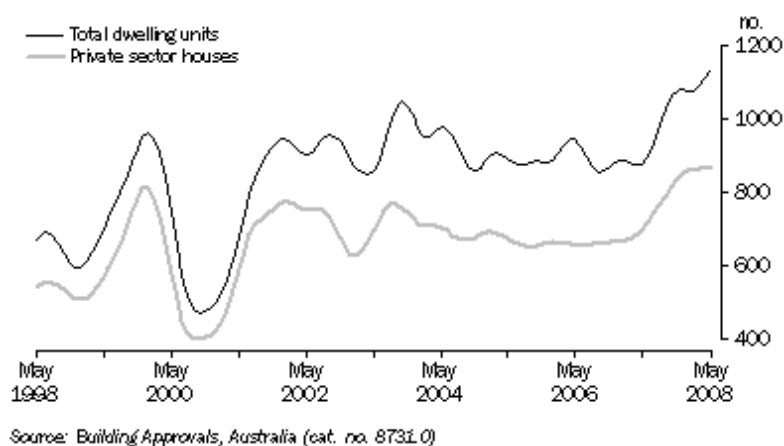
CONSTRUCTION

BUILDING APPROVALS

In May 2008, the total number of dwelling units approved in South Australia (in trend terms) was 1,135. Nationally, the total number of dwelling units approved (in trend terms) was 12,636.

The trend estimate for the number of private sector houses approved in South Australia in May 2008 was 872.

Dwelling Units Approved, Trend, South Australia



In the year ended May 2008, the largest increase in dwelling units approved in South Australia was recorded for the Eyre Statistical Division (SD) (67.0%). This follows a 40.1% fall in the number of dwelling units approved in the Eyre SD in the year ending May 2007. The Murray Lands SD recorded the largest decrease in dwelling units approved in the year ended May 2008 (down 32.2%), following a 48.0% increase in the year ended May 2007.

Dwelling Units Approved, by Statistical Division (SD), Original, South Australia

	Year ended May 2007		Year ended May 2008	
	Dwelling units	Change over previous year	Dwelling units	Change over previous year
	no.	%	no.	%
Adelaide	7 218	-5.5	8 928	23.7
Outer Adelaide	1 516	-9.8	1 575	3.9
Yorke and Lower North	478	-7.0	621	29.9
Murray Lands	681	48.0	462	-32.2
South East	367	-3.7	388	5.7
Eyre	194	-40.1	324	67.0
Northern	401	16.6	463	15.5
South Australia	10 855	-4.3	12 761	17.6

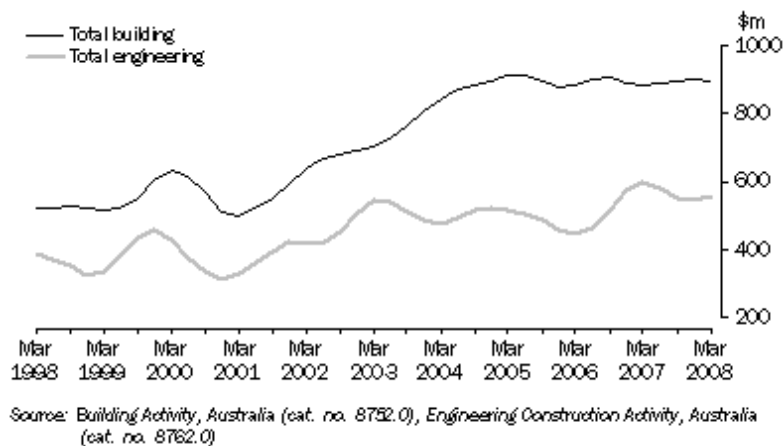
Source: Building Approvals, Australia - data available on request

[Map of South Australia's Statistical Divisions](#) (PDF 2.44MB)

CONSTRUCTION WORK DONE

In the March quarter 2008, the total value of building work done (in trend terms) in South Australia was \$899.4m, a decrease of 0.3% from the previous quarter. Engineering work done in this quarter was \$556.0m, an increase of 1.7% from the December quarter 2007 (\$546.7m).

Value of construction work done, Chain volume measures, Trend, South Australia



Price Indexes



PRICE INDEXES

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[Consumer price index](#)

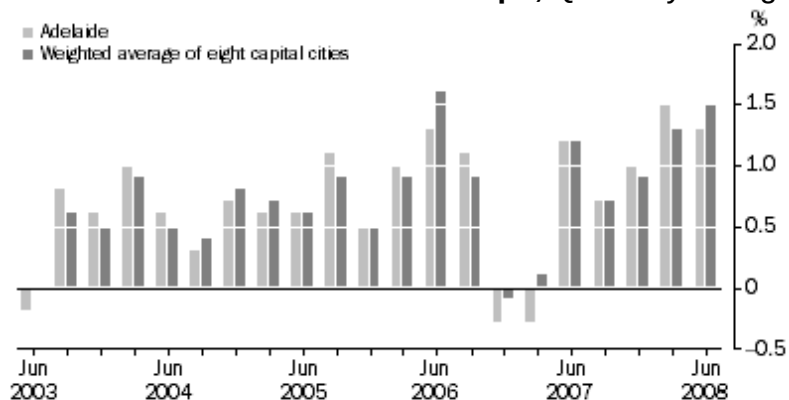
[Wage price index](#)

[House price index](#)

CONSUMER PRICE INDEX

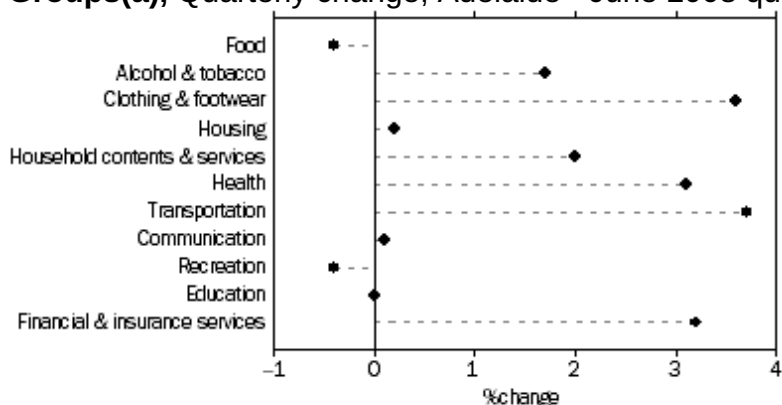
The all groups consumer price index (CPI) for Adelaide rose 1.3% in the June quarter 2008 while the weighted average of eight capital cities rose by 1.5% in the quarter. Adelaide's CPI increased by 4.6% through the year to the June quarter 2008, compared with a 4.5% rise in the weighted average of eight capital cities.

Consumer Price Index - All Groups, Quarterly change



Adelaide's largest percentage increases in prices from the previous quarter were in the areas of Transportation (3.7%), Clothing and Footwear (3.6%), and Financial and Insurance Services (3.2%). The largest decreases in prices from the previous quarter were for Food (-0.4%) and Recreation (-0.4%).

CPI Groups(a), Quarterly change, Adelaide - June 2008 quarter



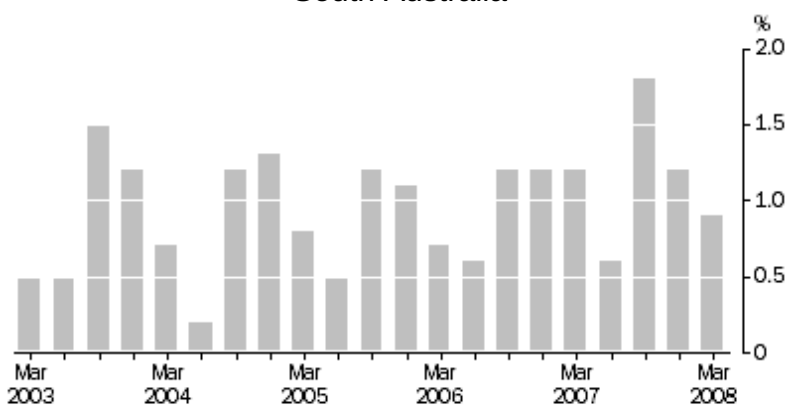
Source: Consumer Price Index, Australia (cat. no. 6401.0)

1/08/2008 Note: This Graph has been replaced to amend the REFERENCE PERIOD in the title from March 2008 quarter to June 2008 quarter

WAGE PRICE INDEX

The wage price index for all employee jobs in South Australia increased by 0.9% (in original terms) from the December quarter 2007 to the March quarter 2008. This was the same as the increase nationally (0.9%) over this period.

Wage Price Index quarterly changes, Total hourly rates of pay excluding bonuses, Original, South Australia



Source: Labour Price Index, Australia (cat. no. 6345.0)

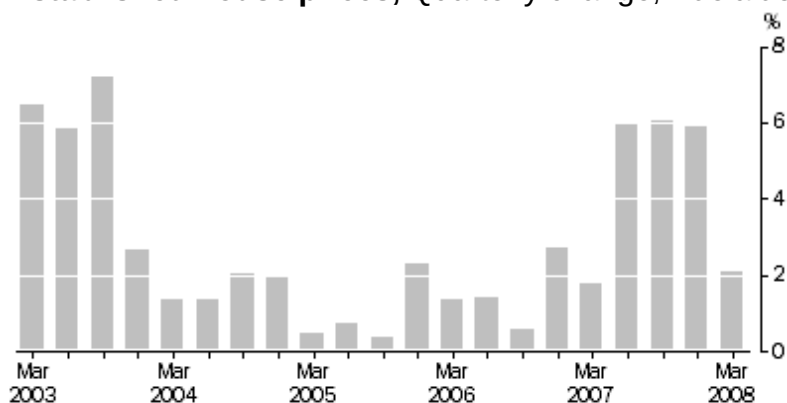
HOUSE PRICE INDEX

Preliminary estimates show that the price index for established houses for Adelaide (in original terms) increased 2.1% in the March quarter 2008. Over this period, the price index for the weighted average of eight capital cities increased by 1.1%.

Over the year to the March quarter 2008, the preliminary estimates show the price index for

established houses for Adelaide rose 21.6%.

Established house prices, Quarterly change, Adelaide



Source: House Price Indexes: Eight Capital Cities (cat. no. 6416.0)

Housing Finance

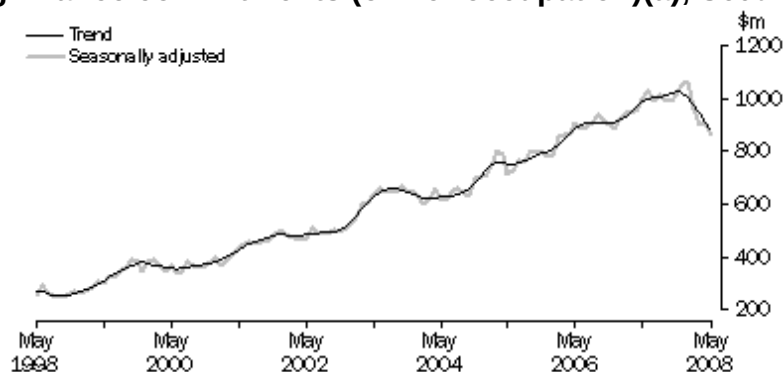


HOUSING FINANCE

HOUSING FINANCE COMMITMENTS

In trend terms, the total value of housing finance commitments (owner occupation) in South Australia in May 2008 was \$880m, a decrease of 3.4% from \$910m for April 2008. This was the sixth consecutive monthly fall in the value of housing finance commitments (owner occupation). Nationally, the value of housing finance commitments for owner occupation fell by 3.7% from \$13,582m in April 2008 to \$13,076m in May 2008.

Housing finance commitments (owner occupation)(a), South Australia



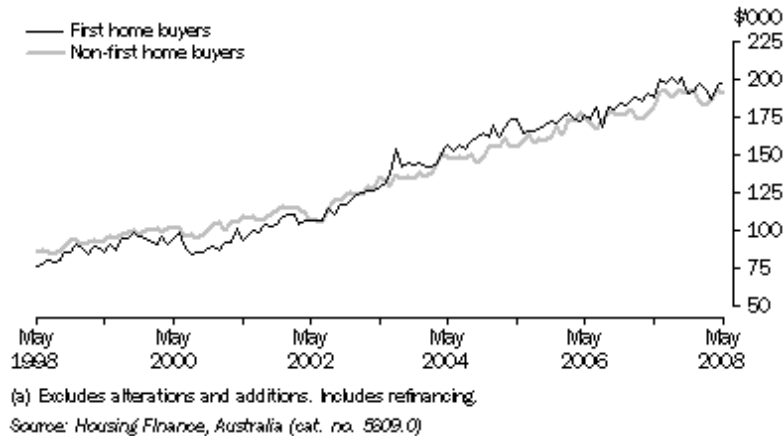
(a) Excludes alterations and additions. Includes refinancing.

Source: Housing Finance, Australia (cat. no. 5809.0)

In May 2008, the average home loan commitment for owner occupied dwellings in South Australia was \$192,600, significantly lower than the \$243,800 for the average home loan commitment in Australia. Over the past eleven months, there has been little change in the average loan size for owner occupied dwellings in South Australia. The average loan size in May 2008 (\$192,600) was slightly lower than that of June 2007 (\$193,500).

In May 2008, the average loan size for first home buyers in South Australia was \$199,400, 4.1% higher than the \$191,500 for non-first home buyers.

Housing finance commitments (owner occupation)(a), Average loan size, Original, South Australia



For information on the house price index, please refer to the '[Price Indexes](#)' topic.

International Merchandise Trade



INTERNATIONAL MERCHANDISE TRADE

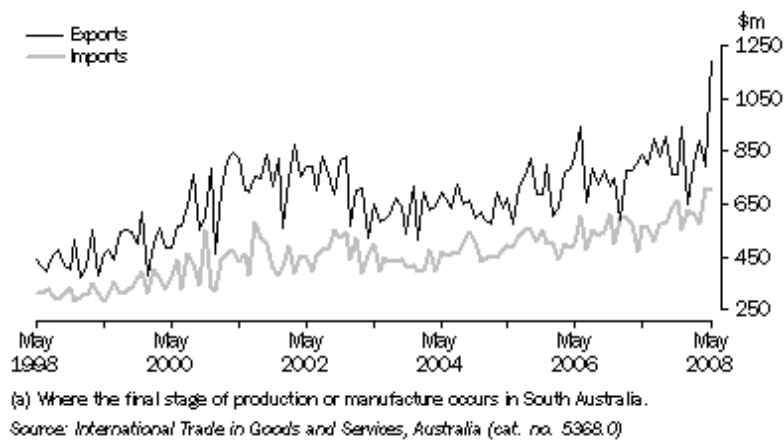
EXPORTS AND IMPORTS

South Australia's value of exports on a recorded trade basis in May 2008 was \$1,197m, an increase of 42.8% from the value of exports in May 2007 (\$838m). This increase was largely due to exports of Motor vehicles principally designed for transport of persons (\$229m in May 2008 compared to \$85m in May 2007), and Wheat (incl. spelt) and meslin, unmilled (\$121m in May 2008 compared to \$18m in May 2007).

The value of Australian merchandise exports for May 2008 was \$17,124m, a 16.5% increase from May 2007 (\$14,700m).

The value of South Australian merchandise imports increased to \$706m in May 2008 from \$564m in May 2007, an increase of 25.2%. The value of Australian merchandise imports for May 2008 was \$18,223m, a 16.5% increase from May 2007 (\$15,636m).

Value of International Merchandise Trade, on a recorded trade basis, South Australia



Water

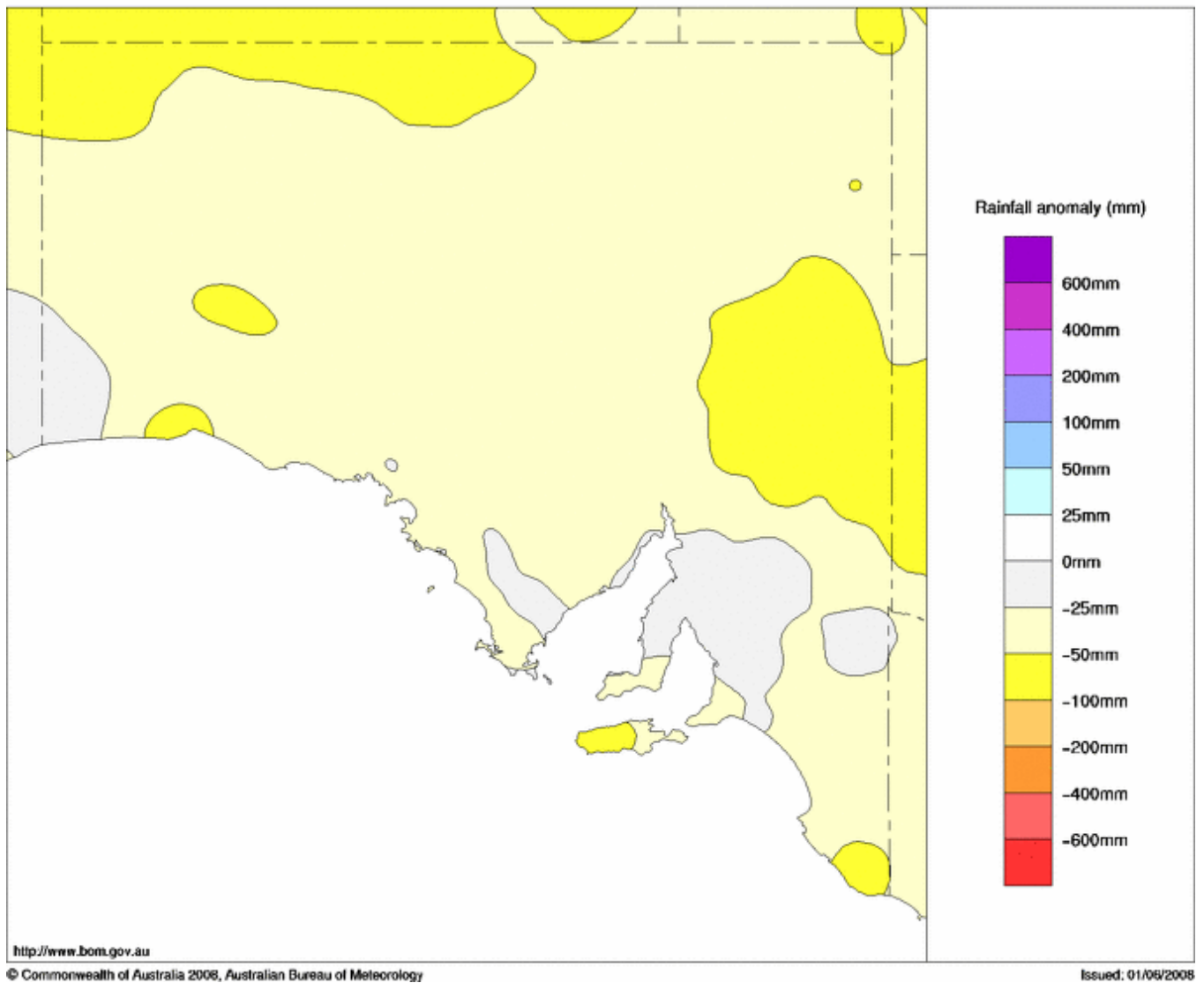


WATER

RAINFALL

The Bureau of Meteorology's [Seasonal Climate Summary for South Australia](#) for Autumn 2008 reported that the season's rainfall was generally below average apart from the Mid North, Adelaide region and the Lower Southeast. Rainfall was generally below average across the Pastoral Districts this Autumn.

South Australian Rainfall Anomalies 1 March to 31 May 2008
Product of the National Climate Centre

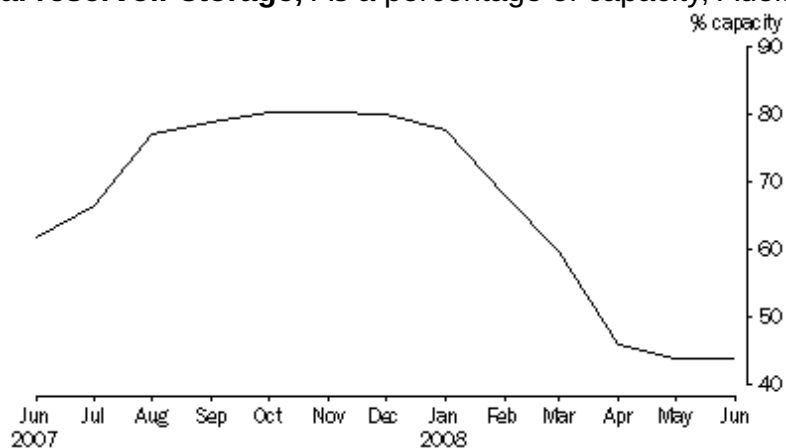


Source: 3-monthly rainfall anomalies for South Australia, Australian Bureau of Meteorology

RESERVOIR LEVELS

The total water storage in Adelaide's reservoirs at the beginning of July 2008 was 44% of capacity, compared with 67% at the same time in 2007.

Total reservoir storage, As a percentage of capacity, Adelaide



About this Release

SA Stats provides an overview of the South Australian economy. The overview will be updated on a quarterly basis (in March, June, September and December) and in the intervening months the publication will include feature articles that provide a South Australian focus on economic, social and environmental issues.

Explanatory Notes are not included in SA Stats in the form found in other ABS publications. Readers are directed to the Explanatory Notes contained in related ABS publications (links to source documents are provided in the summary table).

Replaces: South Australian Economic Indicators (cat. no. 1307.4)

New dwelling approvals in South Australia (Feature Article)

NEW DWELLING APPROVALS IN SOUTH AUSTRALIA

INTRODUCTION

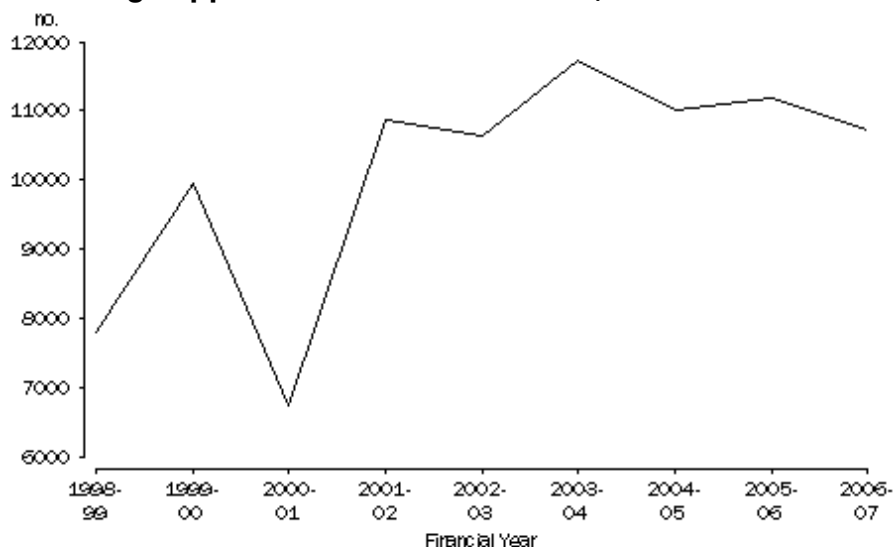
Building approvals data allows for the identification and analysis of growth areas in South Australia which is important for appropriate planning and infrastructure development. This article provides an analysis of new dwelling approvals in South Australia between 1998-99 and 2006-07. Using data from the Building Approvals Collection (cat. no. 8731.0) and the 2006 Census of Population and Housing, the article identifies Statistical Local Areas (SLAs) which have experienced the largest growth and presents an analysis of the two fastest growing SLAs, Salisbury (C) Bal and Mount Barker (DC) - Central.

For the purpose of this article, dwellings are categorised into three groups: Separate houses, referred to in this article as Houses; Semi-detached, row or terrace houses, and townhouses, referred to as Attached Dwellings; and Flats, units or apartments, referred to as Flats. Historical data has been aggregated into SLAs based on the 2007 Australian Standard Geographical Classification boundaries.

NEW DWELLING APPROVALS

The number of dwelling approvals in South Australia has remained reasonably consistent over the last six years. Since 2001-02, the annual number of dwellings approved in South Australia has remained above 10,500, reaching a high of 11,746 in 2003-04. In 2006-07, there were 10,746 dwellings approved. As shown in the graph below, there was a marked drop in the total number of dwellings approved in 2000-01, coinciding with the introduction of the GST.

Dwellings approved in South Australia, 1998-99 to 2006-07

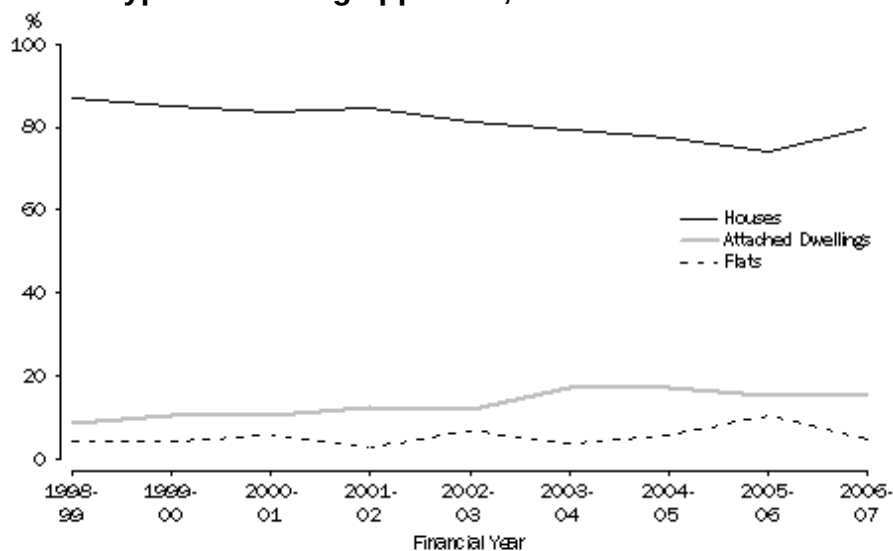


Source: Building Approvals, Australia (cat. no. 8731.0)

TYPE OF DWELLING APPROVED

South Australia has experienced a gradual change in the type of dwelling being approved over the last nine years. In 1998-99, 86.7% of all residential dwellings approved in South Australia were Houses. By 2006-07, 80% of dwellings approved in South Australia were Houses. In 1998-99, 8.9% of new dwelling approvals were for Attached Dwellings and by 2006-07 this proportion had increased to 15.5%.

Type of dwelling approved, 1998-99 to 2006-07



Source: Building Approvals, Australia (cat. no. 8731.0)

FASTEST GROWING SLAS

For the purposes of this article, the fastest growing SLAs in South Australia have been identified by calculating the total number of dwellings approved between July 2001 and June 2006 as a proportion of total dwelling stock from the 2006 Census of Population and Housing.

From 2001 to 2006, the fastest growing Statistical Local Area (SLA) in South Australia was Salisbury (C) Bal with 72.8% of the 2006 dwelling stock being approved within the five years prior to the Census count. Salisbury (C) Bal, which includes the suburb of Mawson Lakes, experienced significantly faster growth than any other SLA in South Australia. The second fastest growing SLA was Mount Barker (DC) - Central, with 1,498 dwelling approvals between 2001 and 2006, representing 20.8% of the total dwelling stock of that SLA in 2006.

Fastest growing SLAs in South Australia 2001 to 2006

SLAs	Dwelling Approvals(a)	Dwelling Stock(b)	% New
Salisbury (C) Bal	2 737.0	3 759.0	72.8
Mount Barker (DC) - Central	1 498.0	7 207.0	20.8
Light (RegC)	963.0	4 655.0	20.7
Adelaide (C)	1 766.0	8 720.0	20.3
Victor Harbor (C)	1 399.0	7 264.0	19.3
Alexandrina (DC) - Coastal	1 498.0	7 782.0	19.2
Port Adel. Enfield (C) - East	2 650.0	13 803.0	19.2
Playford (C) - West	608.0	3 219.0	18.9
Playford (C) - Hills	213.0	1 143.0	18.6
Onkaparinga (C) - South Coast	2 122.0	11 696.0	18.1
Total South Australia	55 436.0	671 916.0	8.3

(a) Residential building approvals July 2001 to June 2006

(b) As at 2006 Census. Includes 'Separate house', 'Semi-detached, row or terrace house, townhouse etc' and 'Flat, unit, apartment'.

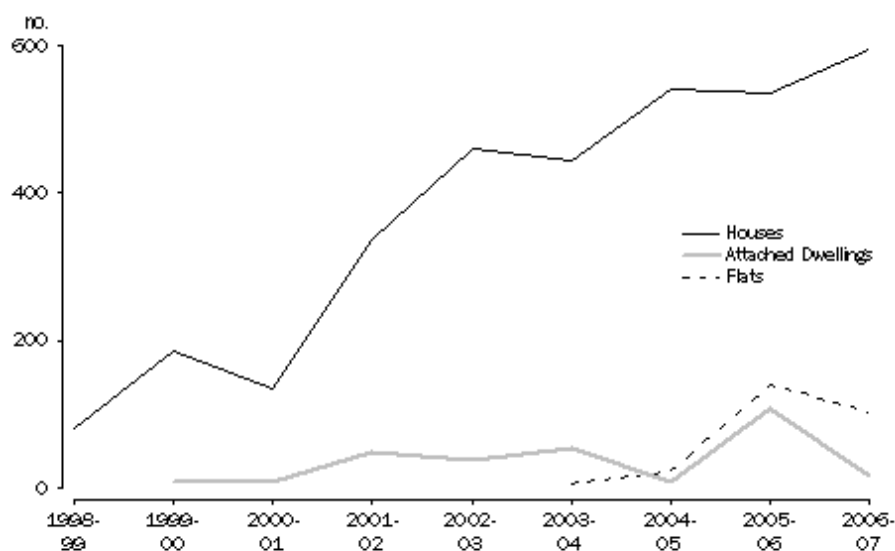
Source: Building Approvals, Australia (cat. no. 8731.0), data available on request. Census of Population and Housing 2001 and 2006, data available on request.

Dwelling approvals in Salisbury (C) Bal

Salisbury (C) Bal, which includes the suburb of Mawson Lakes, was the fastest growing SLA in South Australia from July 2001 to June 2006. During this period, Salisbury (C) Bal accounted for 5% of all residential approvals in SA. Mawson Lakes is an example of how a new suburb can be formed as a result of new residential land releases by the State Government.

Most of the dwellings approved in this SLA were Houses. In 2006-07, 595 Houses were approved for construction which was 83.6% of all dwellings approved in that SLA that year. There has been a recent increase in the number of Attached Dwellings and Flats approved in Salisbury (C) Bal, but these still only constituted 16.4% of total dwelling approvals in 2006-07.

Dwelling approvals in Salisbury (C) Bal



Source: Building Approvals, Australia (cat. no. 8731.0), data available on request

According to the Census of Population and Housing, there were 10,622 usual residents in Salisbury (C) Bal in 2006, up from 5,516 in 2001. As shown in the table below, Salisbury (C) Bal is characterised as an area dominated by young couples with children and a mortgage. Just under 80% of all occupied private dwellings in Salisbury (C) Bal were family households compared to 69% for South Australia. Due to the higher proportion of family households, the average number of persons in each household in Salisbury (C) Bal is 2.8 persons, higher than the South Australian average of 2.4 persons. In 2006, the median age of persons residing in Salisbury (C) Bal was 30 years, considerably lower than the South Australian average of 39 years.

The proportion of occupied private dwellings in Salisbury (C) Bal being purchased was 56.8%, well above the state average of 34.8%. Correspondingly, the proportion of occupied private dwellings that were fully owned (18%) or rented (22.8%) were below the South Australian figures (34.7% and 26.2% respectively). Although households in Salisbury (C) Bal had a higher median household income than the South Australian median, they also had a higher median housing loan repayment.

Selected Characteristics of Salisbury (C) Bal and South Australia, 2006

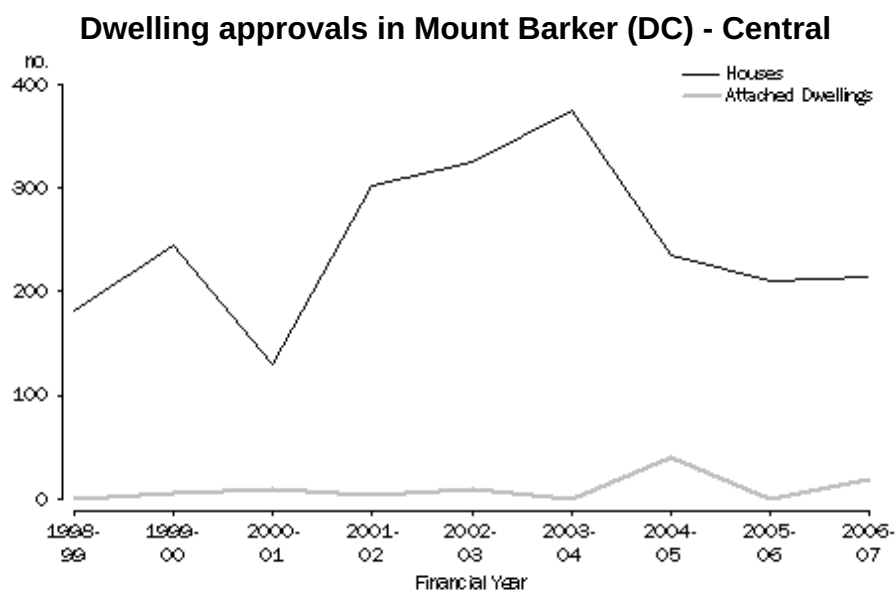
	Salisbury (C) Bal	South Australia
Usual residents	10 622.0	1 514 336.0
Median Age	30.0	39.0
Average household size (persons)	2.8	2.4
Median household income (\$/weekly)	1 139.0	887.0
Median housing loan repayment (\$/monthly)	1 300.0	1 018.0
Proportion of Occupied Private Dwellings which are:		
Family Households (%)	79.5	69.0
Fully owned (%)	18.0	34.7
Being purchased (%)	56.8	34.8
Rented (%)	22.8	26.2

Source: Census of Population and Housing, 2006

Dwelling approvals in Mount Barker (DC) - Central

Mount Barker (DC) - Central was the second fastest growing SLA in SA between 2001 and

2006. Dwelling approvals in Mount Barker (DC) - Central were predominantly for Houses, with only a small proportion of Attached Dwellings and no Flats approved during the analysis period. The number of House approvals reached a high for the period in 2003-04, with 375 approvals, and has since slowed.



Source: Building Approvals, Australia (cat. no. 8731.0), data available on request

According to the Census of Population and Housing, the number of usual residents in Mount Barker (DC) - Central grew from 15,081 in 2001 to 18,157 in 2006. The median age of residents in Mount Barker (DC) - Central in 2006 was 35, compared to the state average of 39 years.

Similarly to Salisbury (C) Bal, Mount Barker (DC) - Central has a high proportion of family households with a mortgage. In 2006, 74.5% of occupied private dwellings in Mount Barker (DC) - Central were family households compared to 69% for South Australia. Similarly, the proportion of households with a mortgage in Mount Barker (DC) - Central (44%) was higher than that for South Australia (34.8%). The average number of persons in each household was 2.6 persons in Mount Barker (DC) - Central compared to 2.4 persons in South Australia.

While there are some similarities between the demographic characteristics of Salisbury (C) Bal and Mount Barker (DC) - Central, there is a significant difference in the proportion of older persons who live in these SLAs. In Mount Barker (DC) - Central, 21.7% of the population were aged over 55 in 2006 compared with just 12.8% for Salisbury (C) Bal. Perhaps due to the older age profile, a higher proportion of households in Mount Barker (DC) - Central are fully owned (27.3%) compared to Salisbury (C) Bal (18%).

Selected Characteristics of Mount Barker (DC) - Central and South Australia, 2006

	Mount Barker (DC) - Central	South Australia
Usual residents	18 157.0	1 514 336.0
Median Age	35.0	39.0
Average household size (persons)	2.6	2.4
Median household income (\$/weekly)	1 001.0	887.0
Median housing loan repayment (\$/monthly)	1 137.0	1 018.0
Proportion of Occupied Private Dwellings which are:		
Family Households (%)	74.5	69.0
Fully owned (%)	27.3	34.7
Being purchased (%)	44.0	34.8

Source: Census of Population and Housing, 2006

SUMMARY

The number of dwelling approvals in South Australia has remained reasonably consistent since 2001-02. Attached dwellings are becoming more predominant on the urban landscape while the proportion of Houses being approved is declining. The SLA of Salisbury (C) Bal presents a particularly interesting example of strong and concentrated growth, significantly exceeding the growth of other South Australian SLAs during the analysis period.

REFERENCES

[Building Approvals, Australia, cat. no. 8731.0](#)

Data available on request, Building Approvals, Australia

Census of Population and Housing, 2001

Census of Population and Housing, 2006